



CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD

ROOM 302, WATERTOWN CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7730

Meeting: December 1, 2009

Present:

Norman J. Wayte, II Chairman
Alan Harris
James Valianos
Randy Fipps
Sara Freda

Also:

Kenneth A. Mix, Planning & Community
Development Coordinator
Michael A. Lumbis, Planner
Jacqueline Longton, Planner
Justin Wood, Civil Engineer

Absent:

Lori Gervera
Sarah Warner

The December 1, 2009, Planning Board meeting was called to order at 1:30 p.m. by Chairman Norman Wayte. Mr. Wayte called for a reading of the Minutes of the November 3, 2009, meeting. Mr. Harris moved to accept the Minutes as written and the motion was seconded by Mr. Valianos. All were in favor.

AMENDED SITE PLAN APPROVAL – 595 WEST MAIN STREET, PARCEL NOS. 01-14-121.002, 01-14-121.003, AND 01-14-126.000

The Planning Board considered a request for Site Plan Approval submitted by Rick Tague of Bernier, Carr & Associates, P.C., on behalf of James Scordo of CREDO Community Center for the construction of a 5,793 square foot addition located at 595 West Main Street, Parcel Nos. 01-14-121.002, 01-14-121.003, and 01-14-126.000. Matt Cooper from Bernier Carr and James Scordo from CREDO were present to represent this project.

Mr. Scordo mentioned that they needed to alleviate some parking issues that they had from the previously approved site plan. He said during the original site plan review they were in the process of purchasing the Peterson property located to the rear of their property and have since acquired it. The additional property allowed them to layout the parking configuration differently, thus requiring a revise site plan approval. He said they will combine the three parcels and will add the additional handicapped parking space and a park area. Mr. Scordo said that this new site plan met the satisfaction of the Desrosiers, who own the property adjacent to them, and they are happy with no buffer on that side and the way that it will look in the rear.

Mr. Cooper stated that with the revised site plan they meet the parking requirements. He said that some of the parking spaces on the previous site plan did not meet

typical size standards, were a little small and had a small drive lane width. To alleviate this, they added the third parcel and will achieve wider drive lanes and standard parking lot spaces; they will also be adding a good area of green space. Mr. Cooper stated that they would be using half of the Peterson property for the green space park area. He also mentioned that another handicap spot will be added and a backshield will be added to the one light adjacent to the Desrosier property. They are in the process of getting all three parcels assembled. He said that all of the concerns outlined by the City in the site plan review memorandum have been addressed.

Mr. Harris then asked about the fence between the Desrosier property and CREDO's. Mr. Cooper and Mr. Scordo responded that there is an existing fence that they plan to keep. Mrs. Freda asked where exactly Peterson property is on the plan. Mr. Cooper showed her precisely where the Peterson property is on the plans in relation to the prior approved plans.

Mr. Valianos moved to recommend Amended Site Plan Approval contingent upon the three items stated in the memo to the Planning Board:

1. That a third handicap parking space shall be added to the site plan.
2. That Parcels Nos. 01-14-121.002, 01-14-126.000 and 01-14-121.003 are combined by way of a new metes and bounds description filed with the County Clerk.
3. That a backshield is added on the light pole adjacent Desrosier property and that an updated photometric plan is submitted to the Engineering Department.

The motion was seconded by Mr. Harris, all were in favor.

SPECIAL USE PERMIT REQUEST – 839 STATE STREET, PARCEL NO. 06-09-201.000

The Planning Board then considered a Special Use Permit submitted by Lou A. Bedford and Ken Bedford to allow a tattoo and body piercing studio located at 839 State Street, Parcel No. 06-09-201.000. Lou and Ken Bedford were present to represent this project. Ken Bedford said that they were expanding their operations from their Sackets Harbor location and decided to do it on this side of town in order to separate the two locations by distance.

Mrs. Freda inquired about the hours of operation and said that according to the sign on the door, they would be closing at 9:00 p.m. Ken Bedford confirmed that this is correct and that they had concerns with clients coming in after the hours of 9:00 p.m. because it was a high likelihood that the client may be intoxicated. Both Ken and Lou Bedford explained that they would not give someone a tattoo who is in an intoxicated state. Mrs. Freda inquired about patrons hanging out in the studio, and Ken Bedford responded that sometimes people will accompany someone who is getting a tattoo but that people do not generally hang around.

Mrs. Freda inquired where in the building the tattoo procedure would be performed. Ken Bedford responded that there are two rooms in the rear that would offer privacy for the client. Mr. Wayte inquired about any health requirements, and Ken Bedford responded that it is not required in New York State. He also stated that he is a retired EMT and ensures that the whole area is sanitary and sterilized. He stated that he and his wife have been trying to get New York State to adopt more restrictions on the industry; however, there are none at this time.

They also said that they personally have very strict requirements for identification and that they would not tattoo anyone under the age of 18.

Mrs. Freda then asked about the pizza place and the barber shop and whether or not either of those businesses have talked to Mr. Bedford regarding his proposed business. He responded that he had spoken with both and that they are in favor of the tattoo parlor going into this location. Mr. Fipps then inquired about the types of items in the gift shop. Lou Bedford responded that there would be things such as rings, jewelry and dream catchers, etc. Mr. Fipps also asked about their advertising. Ken Bedford responded that they would have a sign, which has already been prepared that meets all of the sign standards regarding size, etc.. He also stated that there would be advertising in the local newspapers. Mr. Fipps inquired what style of sign he had, if it would be neon or blinking. Ken Bedford responded that it would just be a flat sign on the building itself with one neon sign in the window.

Mr. Wayte stated that he had no issue with this site as it is an enclosed mall area and not free standing. He did say that he is concerned that the “landscape” of State Street is slowly changing from what it once was but was okay with this proposal because it is not a freestanding location.

Thomas Cheney was also present at the meeting; he is the owner of the building where the tattoo parlor is proposed to be located. Mr. Cheney said that he has known Ken Bedford for years, and he supports this location for Mr. Bedford’s business. He stated that there is not a lot of parking in that area, making it difficult to rent this space out. Mr. Cheney felt that with this business type, there is not a lot of traffic, and he felt this is a good fit. Mr. Wayte asked if there were any other concerns by the Planning Board Members. Mrs. Freda asked if the hours of operation could be limited and Mr. Mix responded that the Board could, but it is difficult to enforce and he wouldn’t advise it. Mr. Fipps asked if one would be running the shop in Watertown and the other running the shop in Sackets Harbor. They responded that yes, that is the plan.

Hearing no further discussion, Mr. Valianos moved to recommend Special Use Permit Approval to allow a tattoo and body piercing studio located at 839 State Street. The motion was seconded by Mr. Harris. All voted in favor.

DISCUSSION

There was a bit of discussion after the three items on the agenda were discussed. One discussion centered around the 804 State Street property regarding the landscaping and fencing to be done. It was discussed that if the applicant were to turn in a site plan to have the area paved, then he would have to have more landscaping requirements at that time.

The next discussion item was in regard to moving to a paperless agenda. The Planning Board seemed to be in favor of the ones they are receiving and actually preferred them to the old agenda.

Mrs. Freda made a motion to adjourn the meeting. Mr. Valianos seconded the motion and all voted in favor. The meeting was adjourned at 1:55 p.m.